

CAPSULE SUMMARY SHEET

Survey No.: PG:79-73 (PACS A4) Construction Date: circe 1925,1940,1990
Name: Wayne Feed Company Property
Location: 15011 Marlboro Pike, Upper Marlboro vicinity, Prince George's County

Private/Industrial/Occupied/Good/Not accessible

Description:

The Wayne Feed Company Property is a complex of grain elevators and storage buildings located on the south side of Marlboro Pike and adjacent to the Pope's Creek line of the Baltimore and Potomac Railroad. The buildings are aligned along the west side of a lane which leads south from Marlboro Pike. The office building is located in the middle of the property. It is a 2-story concrete block building constructed circa 1940. The 3-bay building has a flat roof with large multi-light, awning windows.

Immediately to the northwest of the office building is a grain elevator and modern storage building. The new building, constructed circa 1990, is of metal construction with a metal exterior and rests on a concrete slab. To the north of the new storage building is a grain elevator and two additional modern storage buildings. The grain elevator is a cluster of six metal silos covered by a large metal gable roof. On the west side of the grain elevator is a 2½-story concrete block distribution building with a 2-story sliding metal door.

On the south end of the property are two additional storage buildings. The first is a large 2-story, front-gable metal building constructed circa 1925. It has a double door on the first story and a wood door in the gable end of the second story. Attached to the northwest corner of the storage building, and directly west of the office building, is a smaller front-gable metal building. To the south of these storage buildings is a modern storage building identical to the circa 1990 metal building north of the office building.

CAPSULE SUMMARY SHEET

Survey No.: PG:79-73 (PACS A4) Construction Date: circa 1925, 1940, 1990

Name: Wayne Feed Company Property

Location: 15011 Marlboro Pike, Upper Marlboro vicinity, Prince George's County

Significance:

The Wayne Feed Company Property is an early twentieth century industrial property. Norman W. Binger purchased the 1.08 hectare (2.67 acre) lot, situated adjacent to the Pope's Creek Branch of the Baltimore and Potomac Railroad, in 1922. The Baltimore and Potomac Railroad was chartered in 1853, construction began on the line in 1868, and the first trains ran on January 1, 1873. The railroad had a tremendous impact on Charles County businesses. Land with access to the rail line increased in value. Some commercial concerns moved closer to the tracks, while other new businesses developed nearby (Wearmouth 1984:17). The property does not appear on historic maps of the County, as the buildings were constructed circa 1925, after the publication of Martenet's Atlas of Prince George's County, Maryland, 1861 and Hopkins' Atlas of Prince George's County, Maryland, 1878. The buildings have a basic, utilitarian form with no remarkable architectural character or structural innovations. The site integrity has been compromised by the addition of several new metal storage buildings. Mr. Binger transferred the property to the current owners, Binger Brothers, Inc. in 1935. The parcel is now .94 hectares (2.33 acres).

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
U.S 301 South Corridor Transportation Study

DOE ☐ yes ☐ no**1. Name:** (indicate preferred name)

historic Wayne Feed Company Property

and/or common Binger Brothers Inc. Property

2. Location:street & number 15011 Marlboro Pike ☐ not for publicationcity, town Upper Marlboro ☒ vicinity of congressional district

state Maryland county Prince George's

3. Classification:

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> education <input type="checkbox"/> private
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial <input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:
			<input type="checkbox"/> transportation

4. Owner of Property: (give names and mailing addresses of all owners)

name Binger Brothers Inc. / Three M Farm Services

street & number 12601 Old Marlboro Pike telephone no.:

city, town Upper Marlboro state and zip code MD 20772

5. Location of Legal Description

Land Records Office of Prince George's County liber 3077

street & number folio 409

city, town Upper Marlboro state Maryland

6. Representation in Existing Historical Surveys

title None

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. PG:79-73 (PACS A4)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 8

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Wayne Feed Company Property is a complex of grain elevators and storage buildings located on the south side of Marlboro Pike and adjacent to the Pope's Creek line of the Baltimore and Potomac Railroad. The buildings are aligned along the west side of a lane which leads south from Marlboro Pike. The office building is located in the middle of the property. It is a 2-story concrete block building constructed circa 1940. The 3-bay building has a flat roof with large multi-light, awning windows.

Immediately to the northwest of the office building is a grain elevator and modern storage building. The new building, constructed circa 1990, is of metal construction with a metal exterior and rests on a concrete slab. To the north of the new storage building is a grain elevator and two additional modern storage buildings. The grain elevator is a cluster of six metal silos covered by a large metal gable roof. On the west side of the grain elevator is a 2½-story concrete block distribution building with a 2-story sliding metal door.

On the south end of the property are two additional storage buildings. The first is a large 2-story, front-gable metal building constructed circa 1925. It has a double door on the first story and a wood door in the gable end of the second story. Attached to the northwest corner of the storage building, and directly west of the office building, is a smaller front-gable metal building. To the south of these storage buildings is a modern storage building identical to the circa 1990 metal building north of the office building.

The property is located on the south side of Marlboro Pike, with commercial property to the north and east, industrial property to the south and wetlands to the west. The property's setting is industrial, among other shipping/storage companies.

8. Significance

Survey No. PG:79-73 (PACS A4)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates circa 1925 to 1940

Builder/Architect unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or
Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Norman W. Binger purchased the 1.08 hectare (2.67 acre) lot, situated adjacent to the Pope's Creek Branch of the Baltimore and Potomac Railroad, in 1922. The Baltimore and Potomac Railroad was chartered in 1853, construction began on the line in 1868, and the first trains ran on January 1, 1873. The railroad had a tremendous impact on Charles County businesses. Land with access to the rail line increased in value. Some commercial concerns moved closer to the tracks, while other new businesses developed nearby (Wearmouth 1984:17). The property does not appear on historic maps of the County, as the buildings were constructed circa 1925, after the publication of Martenet's Atlas of Prince George's County, Maryland, 1861 and Hopkins' Atlas of Prince George's County, Maryland, 1878. Mr. Binger transferred the property to the current owners, Binger Brothers, Inc. in 1935. The parcel is now .94 hectares (2.33 acres).

The Wayne Feed Company Property is an early twentieth century industrial property. The most prevalent form of industrial buildings is a utilitarian single or multi-story form, with no formal architectural style. These buildings were used to produce component parts of a product or to perform specialized manufacturing/production functions. The size, shape and form of the building is dependant on the building technology in use at the time of construction and on the intended function of the building. The vernacular tradition of factory construction is a small or medium-sized building, often of masonry construction. The nineteenth century industrial building was frame, stone or brick, with small windows due to the bearing-wall construction. The development of steel and reinforced concrete structural frames, in the late nineteenth century, eliminated the need for bulky bearing-wall construction and allowed for larger exterior windows. The roof form was often pitched until the 1870s, at which time the roofs became flat or low-pitched.

Industrial buildings constructed during the 1920-1945 period reflect the demand for considerable open interior space. With the coming of truck freight hauling, many industrial buildings were designed to facilitate freight loading and transfer, and featured loading docks, cargo platforms, and special elevators. New buildings, built for specialized processing or warehousing, were also erected between 1920 and 1945. While new machine shops or auto repair garages were often built, older factories were also often converted into such facilities.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Wayne Feed Company Property

SURVEY NO.: PG:79-73 (PACS A4)

ADDRESS: 15011 Marlboro Pike, Upper Marlboro, Prince George's County, Maryland

8. Significance (Continued)

The Wayne Feed Company Property is located near the town of Upper Marlboro in Prince George's County. The Native American inhabitants of southern Maryland from the Piscataway and Potobac nations were joined by European settlers beginning in 1634 with the establishment of St. Mary's City by Leonard Calvert. Successive waves of colonists took up tracts of land further inland from the Chesapeake Bay along the Patuxent and Potomac rivers and their tributaries. Charles County was formed in 1658 and Prince George's County was established in 1696. Settlement was confined to inland areas until road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of both Charles and Prince George's counties until the mid-nineteenth century when soil exhaustion necessitated agricultural diversification. The introduction of rail lines in 1873 linked Prince George's and Charles counties with the surrounding area, encouraging trade and settlement. While the suburbanization of Prince George's and Charles counties was ensured by the widespread availability of the automobile in the mid-twentieth century, these southern Maryland counties have also retained their rural and agricultural character.

NATIONAL REGISTER EVALUATION:

The Wayne Feed Company Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it lacks architectural distinction. The buildings have a basic, utilitarian form with no remarkable architectural character or structural innovations. The site integrity has been compromised by the addition of several new metal storage buildings. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____

Eligibility Not Recommended X

Comments: _____

Reviewer, OPS: AMB Date: 10/14/99

Reviewer, NR Program: _____ Date: _____

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Wayne Feed Company Property

SURVEY NO.: PG:79-73 (PACS A4)

ADDRESS: 15011 Marlboro Pike, Upper Marlboro, Prince George's County, Maryland

8. Significance (Continued)

The Wayne Feed Company Property is located near the town of Upper Marlboro in Prince George's County. The Native American inhabitants of southern Maryland from the Piscataway and Potobac nations were joined by European settlers beginning in 1634 with the establishment of St. Mary's City by Leonard Calvert. Successive waves of colonists took up tracts of land further inland from the Chesapeake Bay along the Patuxent and Potomac rivers and their tributaries. Charles County was formed in 1658 and Prince George's County was established in 1696. Settlement was confined to inland areas until road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of both Charles and Prince George's counties until the mid-nineteenth century when soil exhaustion necessitated agricultural diversification. The introduction of rail lines in 1873 linked Prince George's and Charles counties with the surrounding area, encouraging trade and settlement. While the suburbanization of Prince George's and Charles counties was ensured by the widespread availability of the automobile in the mid-twentieth century, these southern Maryland counties have also retained their rural and agricultural character.

NATIONAL REGISTER EVALUATION:

The Wayne Feed Company Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it lacks architectural distinction. The buildings have a basic, utilitarian form with no remarkable architectural character or structural innovations. The site integrity has been compromised by the addition of several new metal storage buildings. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Eligibility Not Recommended X

Comments: _____

Reviewer, OPS: Suzanne Pickens Date: 07/21/1997
 Reviewer, NR Program: [Signature] Date: 7/21/97

[Handwritten signature]

9. Major Bibliographical References Survey No. PG:79-73 (PACS A4)

Continuation Sheet

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Bristol, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Caroline Hall/Tim Tamburrino

organization P.A.C. Spero & Company

date September 1996

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Wayne Feed Company Property

SURVEY NO.: PG:79-73 (PACS A4)

ADDRESS: 15011 Marlboro Pike, Upper Marlboro, Prince George's County, Maryland

9. Major Bibliographical References (Continued)

- Boucher, Jack E. Landmarks of Prince George's County, Maryland. Baltimore: John Hopkins University Press, 1993.
- Bowie, Effie Gwynn. Across the Years in Prince George's County. Baltimore: Genealogical Publishing Company, 1975.
- Hopkins, G. M. Atlas of Fifteen Miles Around Washington Including the County of Prince George, Maryland. Riverdale, Maryland: Reprint by the Prince George's County Historical Society, 1975.
- Martenet, Simon J. Atlas of Prince George's County, Maryland, 1861. Riverdale, Maryland: Reprint by the Prince George's County Historical Society, 1996.
- Maryland-National Capital Park & Planning Commission. Illustrated Inventory of Historic Sites, Prince George's County, Maryland. Upper Marlboro, 1993.
- Pearl, Susan G., Marina King and Howard S. Berger. Historic Contexts in Prince George's County. Upper Marlboro: Maryland-National Capital Park and Planning Commission, 1991.
- Watson, James Douglas. Prince George's County, Past and Present. Washington, D.C.: Federal Lithograph Company, 1962.
- Vogel, Robert. Industrial Structures. Edited by Diane Maddox. Built in the U.S.A. Washington, D.C.: The Preservation Press., 1985

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

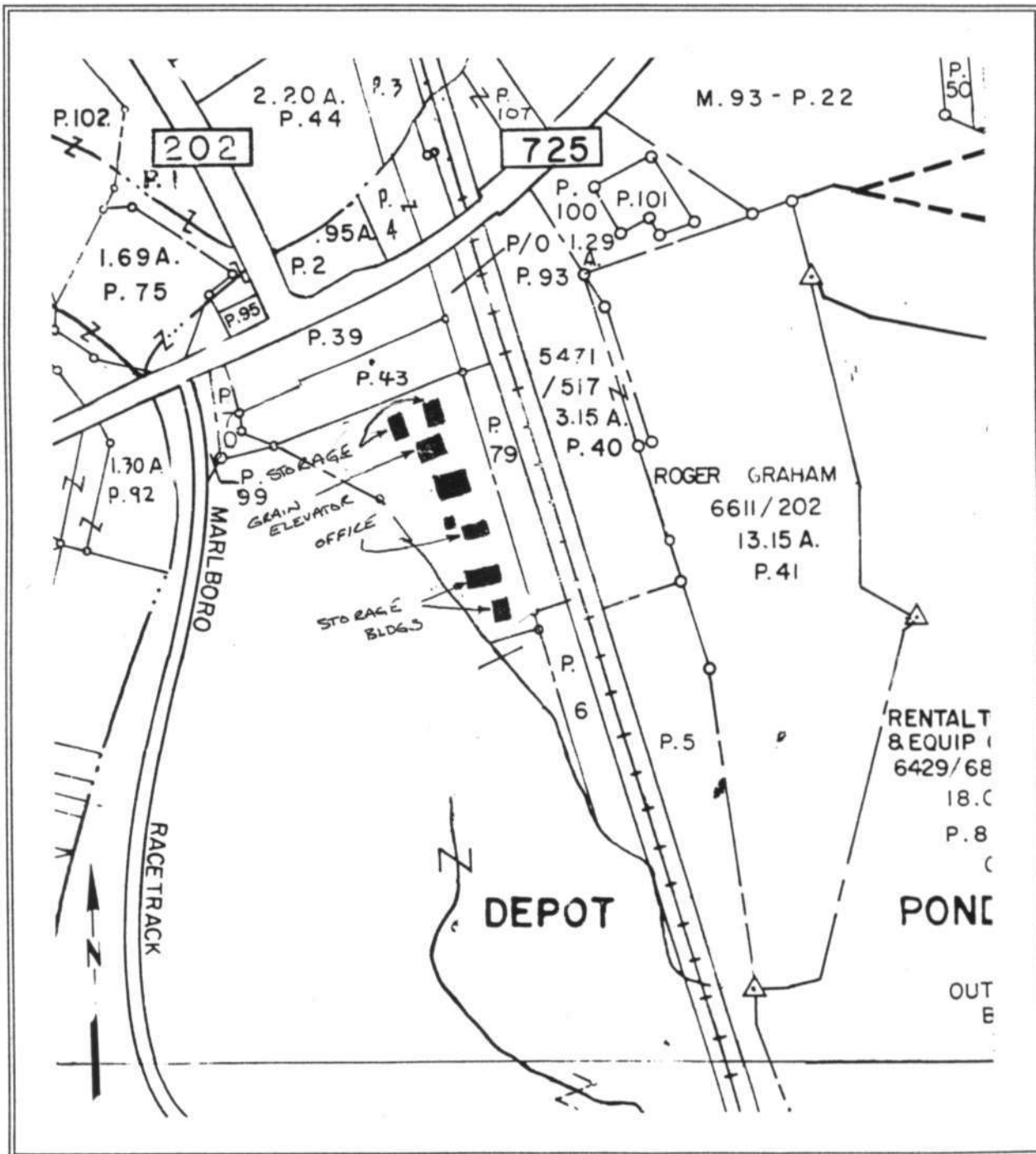
RESOURCE NAME: Wayne Feed Company Property

SURVEY NO.: PG:79-73 (PACS A4)

ADDRESS: 15011 Marlboro Pike, Upper Marlboro, Prince George's County, Maryland

10. Geographical Data

Resource Sketch Map:



Maryland Comprehensive Historic Preservation Plan Data Sheet

Wayne Feed Company Property; PG:79-73 (PACS A4)
15011 Marlboro Pike, Upper Marlboro, Prince George's County, MD

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Economic

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings; Private Ownership; Public Acquisition - Not
applicable; Occupied; Not accessible; Industry

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Feed Company

Known Design Source (write none if unknown):

None

U.S. 301 South Corridor
Transportation Study

4303000m N.

Survey # A4 76:79-73

Property Name Wayne Ford C. Rogers Jr.

Town/County Upper Marlboro vicinity PG Co.

Quadrangle Bristol

RIADENSBURG 14 MI
FARGO (JUNC MD. 214) 7.6 MI

5661 IV SE
UPPER MARLBORO





- 1 PG; 79-73
- 2 Wayne Feed Company Property
Prince Georges County, MD
- 3 Tim Tambarrino 9/96
- 4 P.A.C. Spero + Co. 40. W. Chesapeake Ave
#412, Baltimore, MD 21204
- 5 15011 Marlboro Pike, East elevation of
Grain elevator and New warehouse West
view
- 6 1 of 4



- 1 PG: 79-73
- 2 Wayne Feed Company Property
Prince George's County, MD
- 3 Tim Tamburrino 9/96
- 4 P.A.C Sporo & Co. 40 W Chesapeake Ave,
412 Baltimore, MD 21204
- 5 15011 Marlboro Pike, North and east elevations
& Storage Building Southwest view
- 6 2 of 4



- 1 P.G.' 79-73
- 2 Wayne Feed Company Property
Prince Georges County, MD
- 3 Tim Tambarrino 9/96
- 4 P.A.C Spero + Co. 40 W. Chesapeake Ave
Suite 412, Baltimore, MD 21204
- 5 15011 Marlboro Pike North and east
elevations of Grain elevator Southwest view
- 6 3 of 4



1. PG: 79-73
2. Wayne Feed Company Property
Prince Georges County, MD
3. Tim Tamburrino 9/96
4. P.A.C. Spero + Co, 40 W. Chesapeake Ave,
#412, Balto. Md 21204
- 5 15011 Marlboro Pike Office Building
warehouse Southwest View
- 6 4 of 4